

TOWN OF MONTVILLE
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779 - Email: lburdick@montville-ct.org

MEMORANDUM FOR THE RECORD

August 22, 2023 PZC Meeting
Prepared by *Liz Burdick*, Director
on 8/22/23

Property Address: 69 Fitch Hill Road and Leffingwell Road (Parcel ID: 002/005/00B),
Uncasville, CT
Application: PZ #23 SITE 7
Applicant(s): Andrew Petrowski
Property Owner(s): Same as Applicant.
Attorney: N/A.
LS/PE: Ellen Bartlett, P.E., Green Site Design.
James Bernardo, L.S.
Lot Size: 33.9 acres (1,476,684SF)
Lot Frontage: 251.24

Public Water/Sewer: Municipal water (NPU). On-site sanitary system.
Wetlands/Watercourses: Yes.
Flood Hazard Zone: Yes.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: Yes. Town of Montville permits required.
Legal: Submitted to Land Use Dept. on 6/5/2023. Date of Receipt 6/27/2023, DRD
8/30/202, Tabled from the 6/27/2023 meeting.

PROPOSAL: Applicant states "an application for multiple warehouse/office space
buildings."

CITY OF NORWICH: Application referred to Town Clerk per CGS8-7d(f) on 6-6-23. No
comments received.

INLAND WETLANDS COMMISSION: The Montville Inland Wetlands Commission, on June 15,
2023, approved proposed regulated activities associated with the project.

STATE OF CT DEPT. OF HEALTH: N/A.

NORWICH PUBLIC UTILITIES: Yes. See comments received on 07-24-23.

UNCAS HEALTH DISTRICT: See comments from Michael Kirby, Chief Sanitarian, dated
7/25/23.

TOWN ENGINEER: See comments of David McKay, P.E., Boundaries, LLC, dated 8/8/24. All
comments addressed. Handicap parking space for office building allowed as an ADA
accommodation.

FIRE MARSHAL: See comments dated 6-22-23.

BUILDING DEPT.: Comments dated 6/8, 6/26 & 7/28/23.

WPCA: See comments dated 6/12/23 & 7/3/23.

OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA): N/A.

STCT DEEP: Prior to issuance of zoning permit to start any work, evidence of approval of State of CT DEEP "General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities" shall be submitted to the Zoning Officer.

BOND: Soil Erosion and Sediment Control (SESC) bond estimate submitted in the amount of \$88,495 has been reviewed and approval by the Town Engineer.

PLANNER: Please be advised the comments in my memo dated July 22, 2023 have been addressed in a plan set entitled "A & B Excavation, 69 Fitch Hill Road & Leffingwell Road, Montville, CT, Prepared by Green Site Design, Dated April 2023, Revised to July 25, 2023."

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS.

The following MOTION is suggested for any favorable approval of this application:

I make a MOTION to APPROVE Application PZ #23 SITE 7 – 69 Fitch Hill Road (Parcel ID 062-036-000), Uncasville, CT – Applicant/Owner: Andrew Petrowski for new Phase IA, IB, II & III for multiple warehouse/office spaces and associated site improvements in that the application, supporting documents, Elevation and Floor plans entitled "Office Floor Plan", Sheet A101, Dated 7-19-23"; "Elevation Plan", Sheet A103, Dated 6/12/23; "Floor Plan 60 x 100", Sheet A-101, Dated 7/17/23, "Elevation Plan" 60 x 100, Sheet A-100, Dated 6/12/23; "Floor Plan 80 x 248", Sheet A-101, Dated 7/19/23; & "Elevation Plan 80 x 248, Sheet A-103, Dated 6/16/23 and a plan entitled "A & B Excavation, 69 Fitch Hill Road & Leffingwell Road, Uncasville, CT, Prepared by Green Site Design, Dated February 15, 2023, Revised to July 25, 2023 comply with all applicable sections of the Montville Zoning Regulations, with the following conditions:

1. Applicant shall meet all of the requirements of the State of CT DEEP, Norwich Public Utilities, Montville Building Department, Office of the Fire Marshal & Public Works Department and the Uncas Health District for required permitting and inspections prior to issuance of a certificate of zoning compliance.
2. Temporary crushing to recycle existing concrete or other materials to utilize on-site as construction material requires a separate 30-day zoning permit and will be allowed Monday through Friday from 8am to 5 pm and shall be prohibited on holidays.
3. No processing or storage of construction materials shall be permitted except as shown on the approved plan or without the issuance of a zoning permit.
4. An approved Zoning Permit for each construction Phase is required prior to the start of any work. Proposed uses of the site shall not be commenced until such time as a Certificate of Zoning Compliance & Certificate of Occupancy have been issued for each proposed Phase as shown on the approved plan set. Upon completion of each Phase, an As-Built is required prior to issuance of a Certificate of Zoning Compliance.
5. All drainage structures proposed for the project shall be constructed and maintained post construction in accordance with the approved Plan Set & "Drainage Calculations, Hydraulics & Hydrology Report" dated April 2023, revised to July 31, 2023.
6. Installation of all drainage structures in accordance with the approved plan shall be certified by Applicant's P.E. prior to issuance of a certificate of zoning compliance.
7. Prior to issuance of a zoning permit to start work, a soil erosion & sediment control bond shall be posted in the amount of \$88,495 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Director of Land Use & Development and/or the Planning & Zoning Commission.

8. Prior to issuance of zoning permit to start any work, evidence of approval of State of CT DEEP "General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities" shall be submitted to the Zoning Officer.
9. Final revised plan sets, along with a digital copy of the final plan, shall be submitted to the Land Use Dept. & shall be signed and sealed with original signatures by P.E.
10. The Zoning Officer must be contacted and a pre-construction meeting shall be held at least 24-hours prior to start of any work. Soil Erosion and Sediment Controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
11. After work has commenced, any substantive changes to the approved site plan require review and approval by the Land Use Director and/or the Planning & Zoning Commission.
12. A final As-Built plan, including finished grades, shall be submitted to the Zoning Officer for review and approval prior to issuance of a certificate of zoning compliance.